



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.kirklandwa.gov

MEMORANDUM

To: Design Review Board

From: Jon Regala, Senior Planner

Date: September 14, 2015

File No.: DRV15-01765

Subject: VILLAGE AT TOTEM LAKE (AKA TOTEM LAKE MALL)
DESIGN RESPONSE CONFERENCE

I. MEETING GOALS

At the September 21, 2015 Design Review Board (DRB) meeting, the DRB should conduct a Design Response Conference and provide feedback to the applicant regarding project consistency with the design guidelines and conditions found in the Conceptual Master Plan for the Totem Lake Mall. During the Design Response Conference, the DRB should focus their discussion and provide feedback on the Phase I design (lower Mall) and material necessary for additional project review. See Section VI below for discussion topics for the meeting.

II. BACKGROUND INFORMATION

General

The subject property is located at 12600 Totem Lake Boulevard (lower Mall) 12620 120th Avenue NE (upper Mall) (see Attachment 1). In 2004, Coventry II DDR Totem Lake, LLC (Coventry/DDR) purchased the 26-acre Totem Lake Mall site. The Design Review Board approved the Totem Lake Mall Conceptual Master Plan (CMP) on December 5, 2005. The CMP provides conceptual plans (including anticipated uses), design guidelines, development standards, conditions of approval, and the review processes to guide the redevelopment of the Mall. This was a requirement of the TL 2 zoning regulations.

CenterCal Properties, LLC is a retail development company that acquired the Totem Lake Mall property on April 21, 2015. They are proposing to demolish the majority of the existing Totem Lake Mall buildings and construct a new mixed-use development that would include approximately:

- 330,000 sq. ft. of non-residential uses (retail, theatre, grocery, and potentially office and a hotel)
- 400 residential units
- 1,220 parking stalls

The applicant has provided a response to the DRB's feedback given at the Conceptual Design Conference held on July 6, 2015. Also included in the response is a program description and general project information (see Attachments 2 and 3).

The exact number of residential units, parking, and the size of retail space is unknown at this time due to the preliminary nature of the project at this time. Other than the four tenants that will remain at the north end of the lower Mall (Ross, Car Toys, Famous

Footwear, and Autozone), the only new tenant known to date is Whole Foods, who will occupy the southernmost corner retail space at the lower Mall. The multi-family component of the project will be developed by a residential developer. However, the residential developer(s) have not yet been selected by CenterCal. The inclusion of office and/or a hotel at the lower Mall have not yet been ruled out by CenterCal.

Amended Conceptual Master Plan (CMP)

Prior to their acquisition of Totem Lake Mall, CenterCal submitted an application on January 28, 2015 to modify the approved CMP. CenterCal's conceptual development plan is very similar to the development plan proposed by Coventry/DDR in that the building areas, pedestrian and vehicular circulation areas, and access points are similar. However, there were noticeable differences to the conceptual site plan and vehicular circulation plan that required a CMP modification. The proposed changes to the CMP can be generally summarized as a reconfiguration of the proposed uses and site plan. On February 11, 2015 staff approved a minor modification to the CMP. The Amended CMP can be found in Attachment 4 and will serve as the basis for the DRB's review.

Amended CMP vs. Conceptual Design Materials

Exhibit 5 in the Amended CMP (see Attachment 4) contains very conceptual perspective drawings of the proposed project. It was anticipated that further refinement of the building locations and massing occur as part of the design review process. This is also reflected in the CMP site plan in Exhibit 4 which calls out in general terms building areas and a mix of allowed uses. This approach with the CMP allows for flexibility during the design review process and eliminates the need to constantly update the CMP. Therefore, there will be some differences between the applicant's current proposal and the preliminary perspective drawings in Exhibit 5 of the CMP. The key site design concepts in regards to an east/west connection between the lower and upper Mall, pedestrian access, and public plaza should remain a fixed component with the CMP and the current proposal and an important component of the DRB's review.

III. SITE

The subject property is located in the TL 2 zone of the Totem Lake Business District and currently contains the Totem Lake Mall. 120th Avenue NE divides the Mall into two large parcels. The lower Mall is west of 120th Avenue NE and the upper Mall is east of 120th Avenue NE. The upper Mall elevation sits approximately 10' higher than the lower Mall. The majority of the existing buildings are proposed to be demolished with the redevelopment project.

CenterCal is currently working to acquire the Wells Fargo parcel which is located approximately mid-block at the upper Mall along 120th Avenue NE and in the approximate location of the proposed public plaza as depicted in the Amended CMP.

The following are the zoning, uses, and height limits of properties adjacent to the subject property (see Attachment 5):

- North:* **TL 1A.** Medical Office. 30' to 160' above average building elevation.
 TL 3B. EvergreenHealth Campus. 75' to 150' above average building elevation.
- East:* **PR 1.8.** Madison House. 30' above average building elevation
- South:* **TL 8.** Retail, restaurant, and bank uses. 65' above average building elevation.
- West:* **TL 2 & I-405.** Retail. 30' above average building elevation.

Additional aerial photographs prepared by the applicant that show the surrounding properties are contained in Attachment 3.

IV. CONCEPTUAL DESIGN CONFERENCE

A Conceptual Design Conference was held on July 6, 2015. At the meeting, the DRB provided direction to the applicant, primarily in regards to Phase I (lower Mall). In general, the DRB agreed that Phase I was headed in the right direction in terms of the site design, massing, and building layout given that the majority of the Phase I consisted of 1 to 2 story buildings. The DRB was not ready to provide concrete feedback in regards to the multi-story building proposed atop Building B (northern building at the lower Mall) given the uncertainty regarding the use and developer for this component. The DRB provided the following comments in preparation for the Design Response Conference:

- The applicant should confirm the use of the multi-story building and provide a preferred massing scheme. The eventual design should reflect an urban context rather than the current suburban mall aesthetic.
- Additional building massing atop Building B is appropriate given its overall site location and adjacency to the 135' wide east/west parking plaza road.
- Provide ground level perspective drawings from various vantages around the project including major nodes, entrances, pedestrian paths, and landmarks. An interactive Sketchup model to be provided at the meeting would accomplish this request.
- Include the building massing envelope for Phase II and adjoining buildings for any drawings and Sketchup model.
- Be creative with landscaping.
- Provide details on the 120th Avenue NE design.

V. AMENDED CONCEPTUAL MASTER PLAN CONDITIONS & DESIGN GUIDELINES

As part of the design review process, the Amended Conceptual Master Plan (CMP) requires that detailed plans and/or language be submitted that address a number of topics relating to the pedestrian environment, access, and building design (see Attachment 4, pages 28-30). The review of these items should correspond to the appropriate project phase.

The subject property also has its own set of design guidelines which are contained in the Amended CMP (see Attachment 4, pages 14-21). These additional design related conditions should be considered at the appropriate design review/project phase. The following is a list of key design issues and/or design techniques that should be addressed with this project.

- Pedestrian-oriented space and plazas
- Building orientation towards pedestrian areas
- Pedestrian friendly building fronts
- Parking garage design
- Blank wall treatment
- Architectural and human scale
- Massing and articulation
- Building diversity
- Change in roofline
- Building material, color, and detail

VI. DESIGN RESPONSE CONFERENCE

The DRB should review the project for consistency with Amended CMP design guidelines and conditions. Given the preliminary project stage, staff offers the following discussion

topics for consideration at the Design Response Conference. These topics are based on the Amended CMP design guidelines and conditions.

A. Building Design and Scale

The applicant has provided a preferred massing option for Building B based on an upper story multi-family component. The perspective drawings and Sketchup model were based on this preferred massing option. Additional massing schemes were provided showing an upper story office use as well as a hotel and office combination (see Attachment 3, pages 10-11).

More information regarding project phasing for Phase I was also provided (see Attachment 3, pages 9-11). Initial construction would include Building A (contains Whole Foods), ground floor retail and parking garage for Building B, and the stand-alone retail buildings. Construction of the upper story component for Building B would follow in a separate construction phase. It is not clear when the new facades would be constructed for the existing buildings to remain.

The DRB should consider the following topics:

1. Understand the applicant's development program and overall architectural approach for the retail portion of the project. The applicant should describe the portions of the buildings that they would have control over and to what extent would individual tenants be able to modify the exterior/architectural design.
2. What is the design approach for the new stand-alone buildings and how does that approach relate to the design of the main Mall buildings?
3. At what point in the project timeline would the existing buildings' façade be updated? What will the new facades look like?
4. Overhead weather protection should be varied and located where adjoining a pedestrian walkway. What would the DRB like to see in order to comment on overhead weather protection design?
5. Identify design techniques that prevent the dominance of large single occupant structures.
6. Does the DRB have any comments on the roofscapes? On rooftop appurtenance screening?
7. In regards to the DRB process:
 - a. Would the DRB allow administrative review for future façade changes based on tenant design requirements? If so, what design framework should staff adhere to in reviewing future changes?
 - b. Given that the upper story component for Building B is not known, a new Design Response Conference application will be needed. In the meantime, the DRB should provide feedback regarding the preferred massing option assuming a multi-family residential use (see Attachment 3, page 9).
8. What additional materials does the DRB need in order to conduct additional review of the project design and scale?

B. Access

1. Does the DRB agree on the wider east/west connector road and parking area design? The Amended CMP shows a narrower design. Previous discussions regarding this topic revolved around the width of this corridor and the viability of the adjoining retail space. The proposed wider design could be allowed per language in the Amended CMP, however, there should be mutual agreement

between the City and CenterCal. Therefore, CenterCal will provide reasons as to why the wider corridor and parking layout would be as or more beneficial than the narrower design in terms of complementing and creating a viable retail environment.

2. A condition of the Amended CMP is that loading and service areas shall be located away from 120th Avenue NE and pedestrian areas. The proposal shows the main loading area for Building A located behind Whole Foods with access to 120th Avenue NE. Are there design changes needed to mitigate visual impacts and impacts to the pedestrian environment?
3. Are additional pedestrian connections within the site and to adjoining properties to the north needed? Does the DRB agree with the pedestrian connections recommended by staff (see Attachment 3, page 14 – green dashed lines)?
4. Does the DRB have other comments on the proposed Site Pedestrian Access Plan (see Attachment 3, page 14).

C. Open Space and Landscaping

1. Where are suitable locations for public amenities such as art, sculptures, fountains, and benches?
2. Provide feedback on the proposed landscape plan and specifically on the following areas:
 - a. Pedestrian walkway along western frontage of lower Mall;
 - b. 120th Avenue NE;
 - c. Totem Lake Boulevard fronting the Autozone store;
 - d. Lower Mall parking lot; and
 - e. Landscaping or other design features on the top level of parking structures.

D. Building Materials, Color, and Details

1. What materials would the DRB would need the applicant to submit on this topic other than the standard color elevations, material callouts, and material board?
2. All tenants are not currently known and tenants will change over time. Individual tenants will have different façade programs (e.g. – Apple vs. Eddie Bauer stores) that can't all be anticipated at this time. Is this something that can be reviewed by staff for future façade changes based on tenant's needs? If so, should there be administrative guidelines approved by the DRB?

VII. KEY ZONING REGULATIONS

Zoning regulations for uses in TL 2 are found in the use-zone chart (see Attachment 6). The following regulations are important to point out as they form the basis of any new development on the site.

- A. Pedestrian Connections. Pursuant to Kirkland Zoning Code Section 55.19.3, the applicant shall install at least one through-block pathway pursuant to the standards in KZC 105.19 from Totem Lake Boulevard to 120th Avenue NE, between the upper and lower portions of TL 2 and within TL 2 where necessary to strengthen pedestrian connections to streets between buildings, parking areas, and public spaces. Pedestrian connections to surrounding uses, including the Transit Center, the EvergreenHealth campus, and to the TL 1 zone shall also be provided.

Staff Comment: This topic was also addressed in the Amended CMP. Exhibit 3 of the CMP contains the pedestrian circulation plan (see Attachment 4). Conditions

were also placed in the CMP that required a number of pedestrian connections to be studied further as part of the appropriate project phase. Of particular interest was the mid-block connection between EvergreenHealth and the Mall project. This connection should be studied further with the design review application for Phase II (upper Mall).

- B. Lot Coverage. TL 2 zoning regulations allows for 80% lot coverage.

Staff Comment: Compliance with this requirement will be finalized with the building permit review for the project.

- C. Height. The maximum height allowed in the TL 2 zone ranges from 90' to 135' above average building elevation. Building height may exceed 90' if approved through the CMP; provided that no more than 10% of the gross site area included within the CMP may have the increased building height. The increased building height may not exceed 135' above average building elevation.

- D. Parking: Parking for the Mall project will be based on a parking demand study to be provided by the applicant.

Staff Comment: Staff has not yet evaluated the parking requirements for the proposed project.

- E. Sidewalks. Totem Lake Boulevard has been identified as a Major Pedestrian Sidewalk street which requires a sidewalk width of at least 8' to be installed on and/or adjacent to the subject property consistent with the standards in KZC Section 110.52.3. 120th Avenue NE has been identified as a Pedestrian-Oriented Street which requires 10' wide sidewalks along the entire frontage of the subject property.

- F. Signs: A Master Sign Plan will be required for the project.

- G. Vehicular Access. As part of the SEPA Addendum process, staff has required that the applicant provide additional information, as part of the design review process, regarding proposed driveway locations, loading/unloading access points, and a traffic operations analysis of nearby street intersections.

Staff Comment: The applicant has started discussions with Public Works on this topic. Staff anticipates that this information will be provided at a future Design Response Conference meeting.

VIII. STATE ENVIRONMENTAL POLICY ACT (SEPA)

On January 20, 2006, the City issued a State Environmental Policy Act (SEPA) Mitigated Determination of Nonsignificance for the Totem Lake Mall redevelopment project. A SEPA addendum is appropriate when a proposal has been modified, but the changes are not expected to result in any new significant adverse impacts. Based on the review of the City Transportation Engineer and City staff, no significant adverse impacts are anticipated as a result of modifications made to the previous proposal.

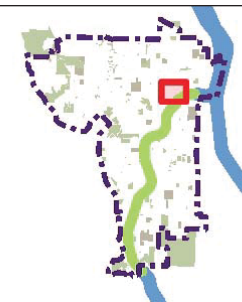
The mitigation measures required with the 2006 SEPA determination will still apply to the project. However, since the proposal includes a change in the location of uses and access locations, City staff has determined, and CenterCal understands, that there will be a need for more detailed site plan and traffic analysis as the project design progresses. The need for, extent and/or design of some potential improvements, such as intersection improvements, will depend on decisions regarding access to the site which will be made subsequently by CenterCal, the Public Works Department and the Design Review Board. The SEPA Addendum was issued on February 26, 2015.

IX. PUBLIC COMMENT

Prior to the finalization and distribution of this staff memo, no comments from the general public were received.

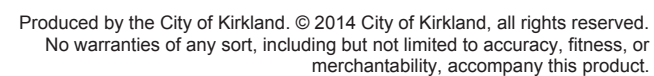
X. ATTACHMENTS

1. Vicinity Map
2. Applicant's Written Response
3. Applicant's Design Response Materials
4. Amended CMP
5. Zoning Map
6. TL 2 Zoning Chart



- City Limits
- Grid
- QQ Grid
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Buildings
- Lakes
- Schools

Vicinity Map



NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

Totem Lake Redevelopment

CDC Feedback

Response to Design Review Board Conceptual Design Conference (7/6/15)

Scale

Study the massing and building shapes with more architectural character, steps etc.

Response: Since the initial massing study's we have proceeded further with design and the proposed renderings better depict the design intent of the new mixed use project.

Access

Pedestrian connections throughout the site and interconnecting from 120th to Totem Lake Blvd. Specific connections to Evergreen Hospital and the Transit Station, as well as connection to the city park at Totem Lake.

Response: See pedestrian plan denoting pedestrian pathways connecting the streets and adjacent medical facilities, transit and park. The intent is to provide pedestrian oriented streetscape with traffic calming designs to make this a safe and desirable place to be.

Open Space

Design of pedestrian areas including street scape, seating areas and the plaza/park.

Response: The design incorporated wider sidewalks, more gathering spaces, interaction with storefronts, outdoor dining, covered areas as well as features like grass area, benches, and water feature.

Landscape and Hardscape

Refined design of the landscape and hardscape areas.

Response: The new landscape plan along with our renderings represents the multiple pedestrian areas with seating areas, water feature, art work along with the high quality landscape and hard scape.

Item's required for design response:

Refined options on Bldg. C relative to uses and shapes over retail.

Response: See new massing options and schematic renderings for discussion at DRB.

Pedestrian Connection 120th to Totem Lake Blvd, and to Hospital/Transit Station

Response: Addressed above under Access

Street level perspective images.

Response: New images in DRB package from multiple vantage points.

Sketch-up Model for next meeting.

Response: Sketch up model will be included in the presentation.

Project phasing

Response: Phases are identified in one of the DRB exhibits. Our intent is to proceed with the lower site west of 120th and proceed with the Upper site east of 120th within the next 6 months. We plans to start construction on both areas in 2016.

120th Street Design Concept

Response: The pedestrian oriented design elements are most critical to the project success. We intend to use traffic calming, variation of materials, excellent landscaping and introduction of bikes into the street plan to make this a very welcoming area.

Elevation concepts

Response: The elevations are continue to be refined as presented in the package. The future tenants strongly drive the retail designs and we are incorporating them in as we proceed with tenant discussions. The design intent for the buildings is to provide a strong tradition base on which to integrate individualized tenant designs for an integrated interesting and vibrant village feel. There will be tenant design criteria with control of designs, materials and signage by Centercal. We will present the criteria and standards to the DRB and coordinate the enforcement with the city staff.



The Village at Totem Lakes

Mixed-Use Development

Kirkland, Washington

CenterCal Properties, LLC | The Village at Totem Lake

SUBMITTAL DATE : 08/26/15
PRESENTATION DATE : 09/21/15

DESIGN REVIEW BOARD SUBMITTAL

Project Information

NAME: The Village at Totem Lakes
ADDRESS: Kirkland, Washington
CITY/ST/ZIP: Kirkland, Washington
COUNTY: King County
OF BLS: 8 (Phase I)
PRODUCT TYPE: Mixed-Use Development
SITE AREA: 914,969 SF / 21 ACRES (Phase I & Phase II)
PARKING STALLS: 1,300
RESIDENTIAL UNITS: 150
RETAIL GBA: 277,000



Project Description

Village at Totem Lake

Project Goal:

To completely transform an antiquated retail center at what has evolved into a primary trade node in north Kirkland, along the I-405 corridor, into a signature mixed-use development.

Project Summary;

The Village at Totem Lake will become a dynamic mixed-use project focused on expanded retail offerings, a new market, restaurants and cafes, entertainment and upmarket residential.

Program Objectives:

To re-establish the core of what has become the Totem Lake business district, with a semi-regional retail and mixed-use complex to create a vibrant, pedestrian-oriented village center. The redevelopment of The Village at Totem Lake will provide the Kirkland community with retail and restaurant offerings not presently represented in the city. It will also showcase a significant upmarket residential community that will benefit from the proximity to these new amenities and the nearby regional transit center and medical complex.

Project Phasing:

In order to move this project along in a timely manner, phase one is focused on the lower existing mall site, primarily driven by some strategic relocations needed to maintain certain existing tenants. This essentially creates, what CenterCal believes would be a slight delay on starting a phase two, which is presently the site of the upper mall. This area is expected to be begin development almost in parallel to the phase one effort, but may take slightly longer to complete.

Development Plan:

The rebuilt Village at Totem Lake envisions a high quality mixed use village with emphasis on vibrant streetscapes, public spaces with amenities that tie together the retail, restaurants and cafes, residents as well as employees on site and the adjacent medical offices and hospital. Centercal will create stylish pedestrian oriented architecture using high quality materials and details including brick, precast, stone, and cementuous siding integrated into a timeless combination of architecture. The building design will provide a variety of shapes and sizes that will incorporate individual tenant storefronts within a strong Centercal design standards and internal review process.

Major Design Considerations;

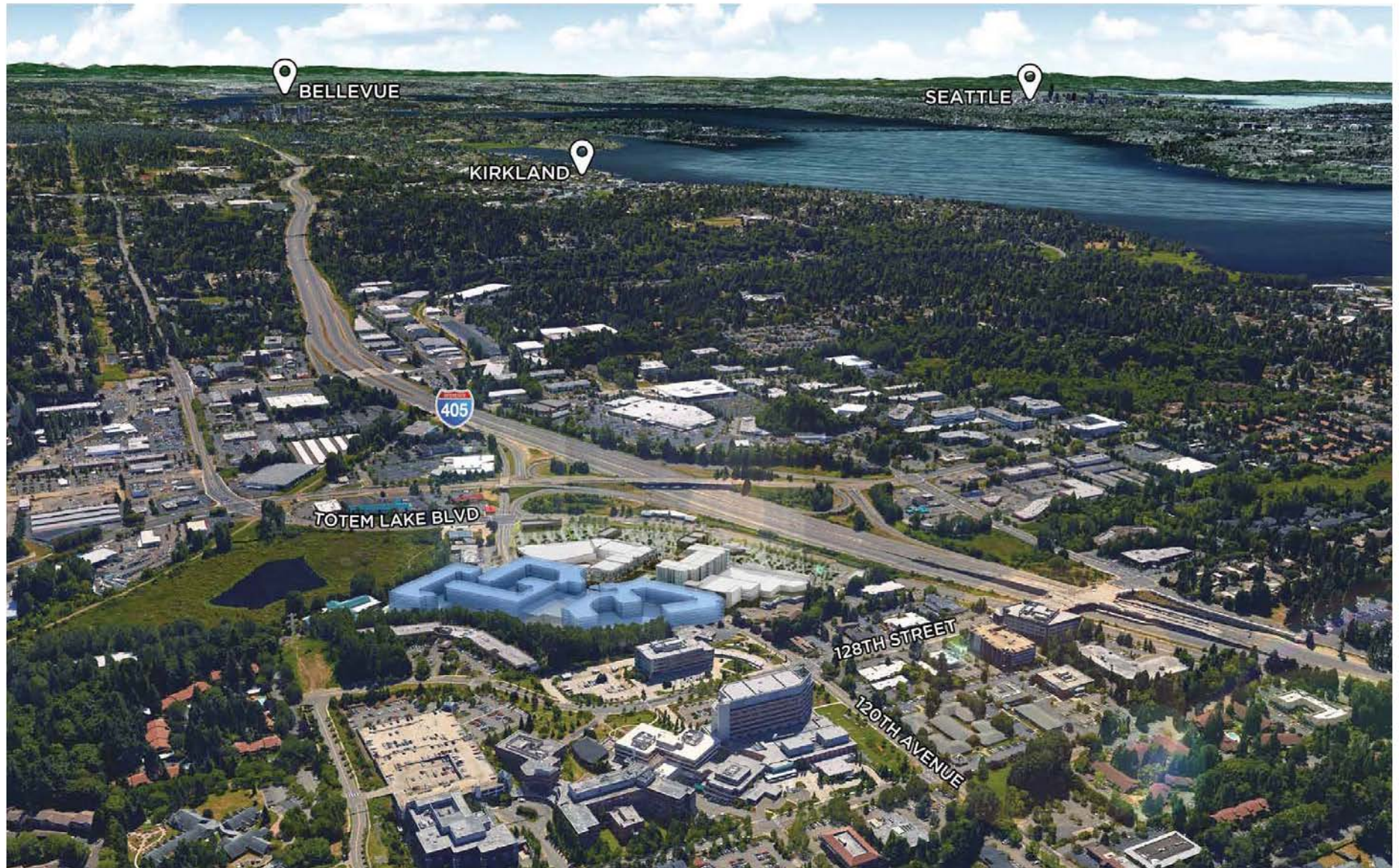
- Creating a new village core for what has become the Totem Lakes business district, on the site of what had been traditionally the primary retail center in this part of north Kirkland.
- Develop the property to it's fullest potential by combining a shop, live, work, and play environment, thus creating a vibrant new neighborhood.
- The variety of uses complement both one another, and the community at large
 - New retail offerings to capture lost retail sales.
 - A new upscale grocer
 - Restaurants and cafes to expand the appeal of the new Village
 - Entertainment options.
 - Public gathering spaces, walkways and pedestrian zones that tie together these attractions in a stylish village setting.
 - New upscale residential units that create a distinct sense of neighborhood.
- The site is adjacent to both a regional transit station and a major medical center.
- Creation of distinct retail addresses that can take advantage of both its vistas from 124th Street, and the more pedestrian-oriented internal streetscapes and a reimagined 120th Street corridor.
- Take advantage of the adjacent Totem Lake park, and the bike path that will transverse the site from the transit center and medical complex connecting to the Kirkland Cross Corridor.



CenterCal Properties, LLC | The Village at Totem Lake

Conceptual Renderings

ATTACHMENT 3
FILE NO. DRV15-017675
DESIGN RESPONSE PACKET





Conceptual Renderings

ATTACHMENT 3
FILE NO. DRV15-017675
DESIGN RESPONSE PACKET



CenterCal Properties, LLC | The Village at Totem Lake

Conceptual Renderings

ATTACHMENT 3
FILE NO. DRV15-017675
DESIGN RESPONSE PACKET



CenterCal Properties, LLC | The Village at Totem Lake

Phasing Plan - Phase 1_B - Preferred Option 1 residential



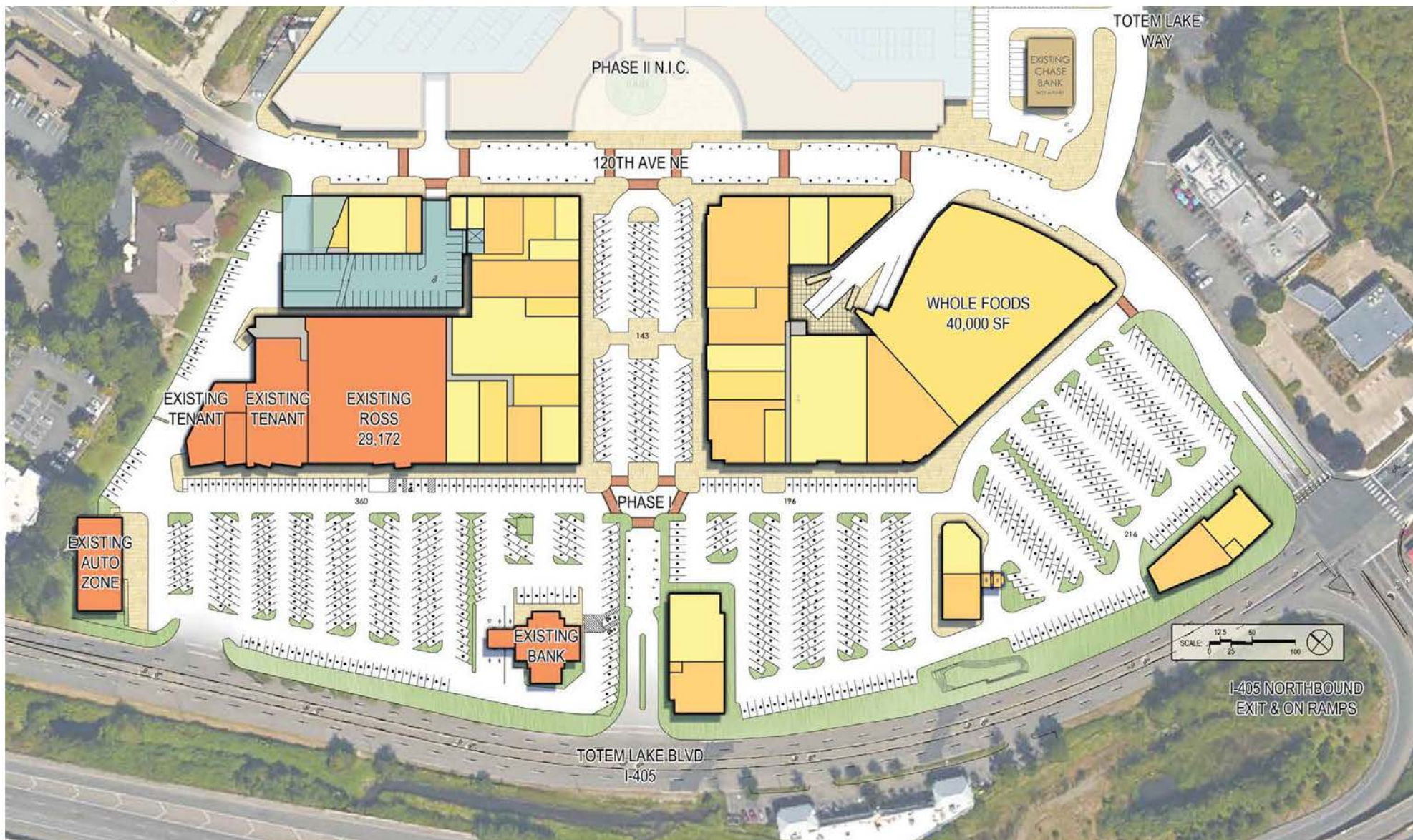
Phasing Plan - Phase I_B - Option 2 hotel and office



Phasing Plan - Phase I_B - Option 3 office



Site Plan



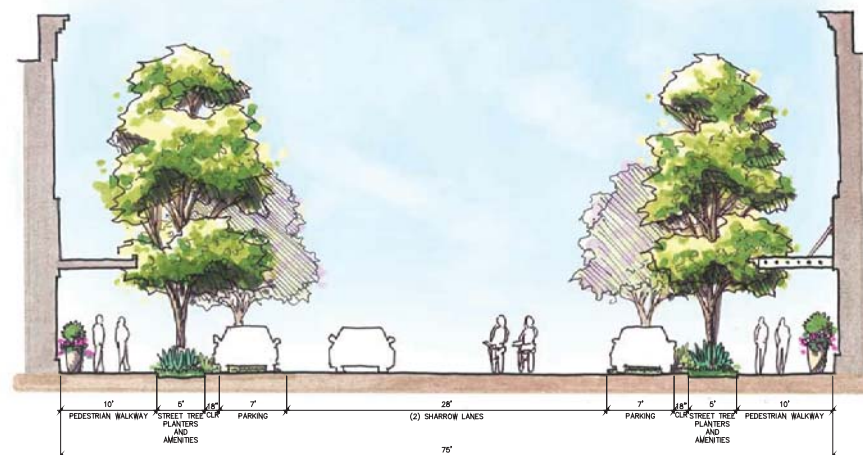
BOTA

THE
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Site Pedestrian Access Plan



Landscape Cross Sections



A SECTION AT 120TH AVE.
3/16"=1'-0"

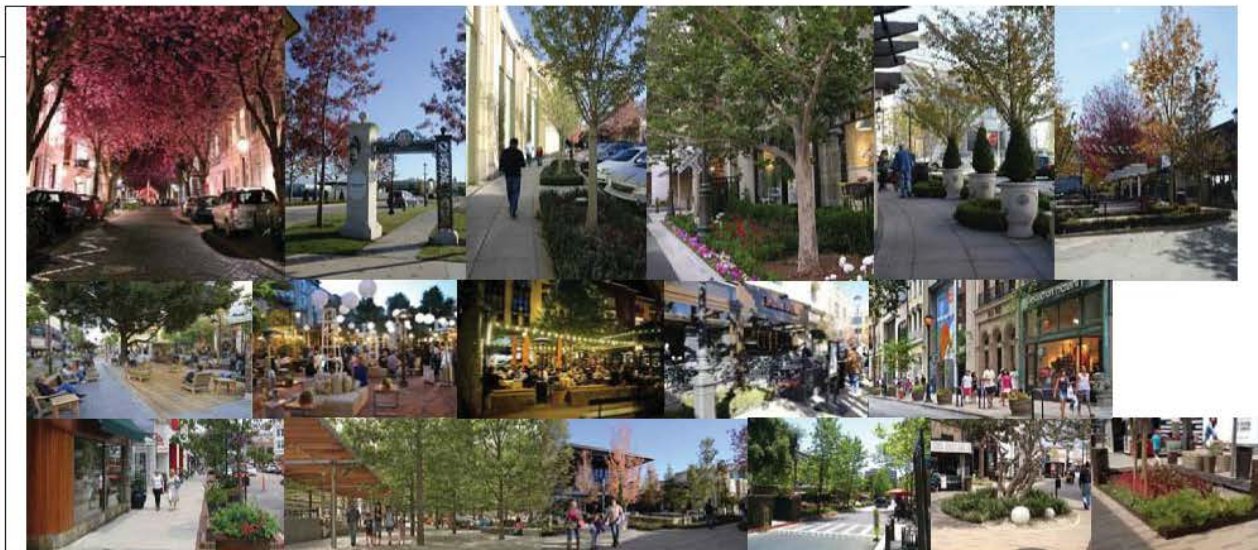


B SECTION AT VILLAGE MAIN STREET
3/16"=1'-0"

LIFESCAPES INTL. 08-20-2015

Landscape

VILLAGE MAIN STREET



TOTEM LAKE
STREET FRONTAGE

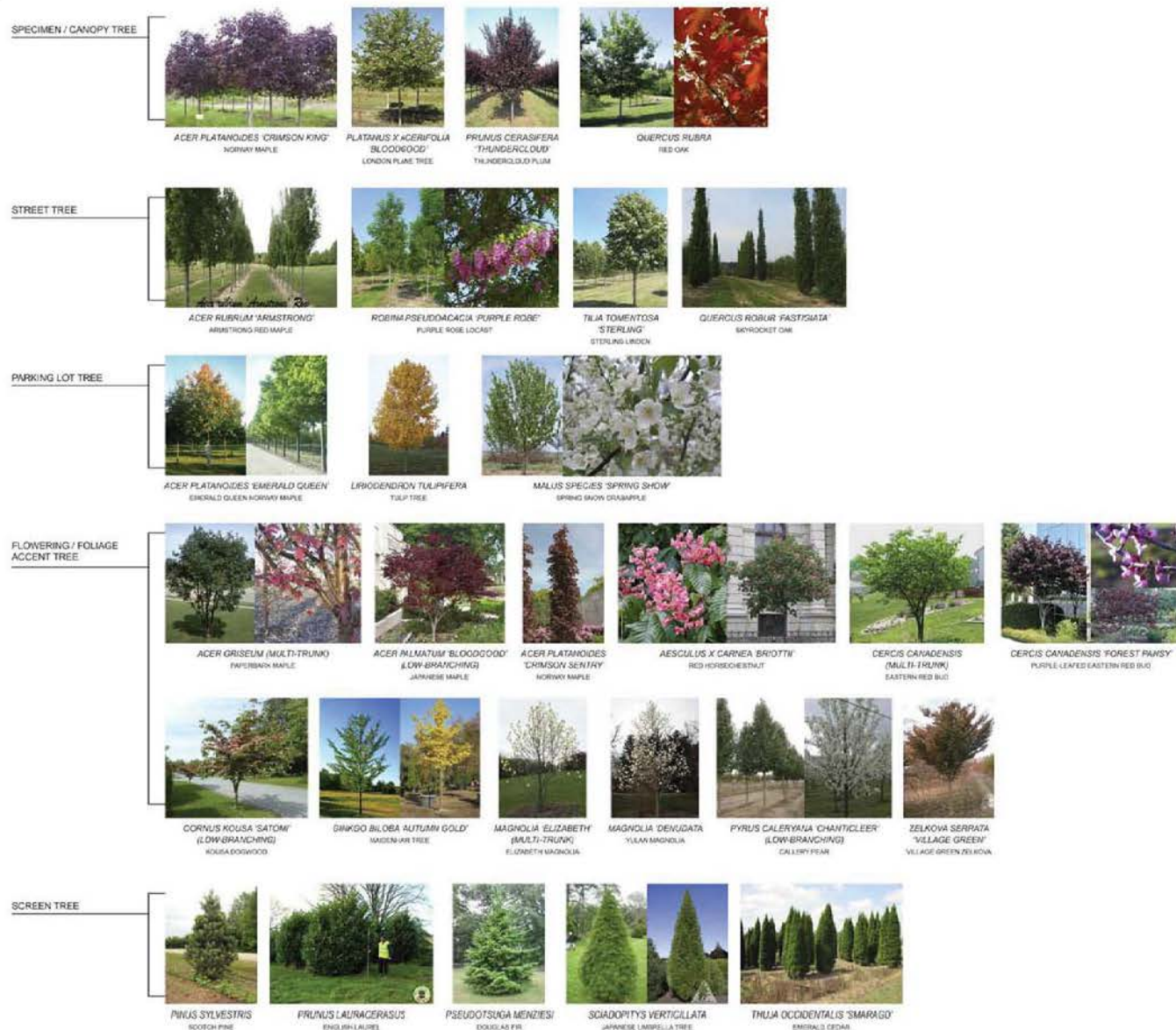


120TH AVE.



LIFESCAPES INTL. 08-20-2015

Landscape



LIFESCAPES INTL. 08-20-2015

Landscape



LIFESCAPES INTL. 08-20-2015

Lot Coverage



Building Elevation Views

ATTACHMENT 3
FILE NO. DRV15-017675
DESIGN RESPONSE PACKET



Building Elevation Views

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